

Report to the Auburn City Council

Action Item 9
Agenda Item No.
City Manager's Approval

To:

Mayor and City Council Members

From:

Lance E. Lowe, AICP, Associate Planner

Date:

January 28, 2013

Subject:

Street Naming Process for Auburn; Initiation of Ordinance Amendment of

Chapter 158 of the Auburn Municipal Code to Establish a Process and

Standards for Street Naming

The Issue

Should the City Council Initiate an Ordinance Amendment to Establish a Process and Standards for Street Naming?

Conclusions and Recommendations

Staff recommends that the City Council take the following actions:

By Resolution (Exhibit A) direct staff to initiate an ordinance amendment of Chapter 158 to establish a process and standards for street naming, as discussed herein.

Background

On August 13, 2012, Mayor Hanley requested that the City Council consider: 1) Developing a process for naming future streets; and, 2) Whether those street names should represent prominent people from Auburn's fascinating history (**Attachment 1** – August 13, 2012 City Council Staff Report). Upon discussion and consideration, the City Council unanimously (Motion: Hanley: Seconded: Kirby) adopted the following actions (**Attachment 2** – August 13, 2012 City Council Excerpt Minutes):

- 1. Directed the Streetscape History and Arts Advisory Committee (SHAAC) to examine Auburn's History and develop a list of 20 names for new streets that are currently not being used as per the City of Auburn Street Index;
- 2. Directed SHAAC to: (a) develop the list based on prominent people/places that had a very strong connection to Auburn and that made a positive contribution to Auburn; and (b) for each name/place provide a one-sentence description of why the street should be named after that particular person/place (criteria: no living person shall be nominated);

- 3. Directed SHAAC to provide the City Council with all 20 potential street names and their top 10 recommended street names that should be used for new street names in the Baltimore Ravine project and other future in-fill projects;
- 4. Directed staff to review current city ordinances and return with any recommendations; and,
- 5. Directed staff to communicate with the developer and report back to City Council.

Project Description

As directed by the City Council, staff has reviewed the city ordinances and communicated with the Baltimore Ravine Specific Plan developer. Below, staff has prepared a brief road naming description and process for City Council consideration. Also directed by the City Council above in items 1-3, SHAAC has conducted preliminary research and will present those findings in a separate City Council report. A brief discussion and analysis of items 4 and 5 above is outlined below for City Council consideration:

4. <u>Directed staff to review current city ordinances and return with any recommendations:</u>

The Community Development Department staff has reviewed the current city ordinances and recommends that the City Council initiate an ordinance amendment of Chapter 158 entitled Subdivisions. Specifically, with respect to street naming, there are two Sections contained in the Auburn Municipal Code (Sections 158.236 and 158.237) that relate to street naming (Attachment 3 – Sections 158.236 & 158.237 of the Auburn Municipal Code):

§158.236 STREET NAMES.

Proposed street names shall not duplicate, nor too closely approximate phonetically, the name of any street in the city or the adjacent area. When streets are continuations of existing streets, the existing names shall be used. Names shall be coordinated with the United States Post Office (1973 Code, §9-3.1665) (Ord. 770, eff. 3-24-1982).

§158.237 STREET NAME SIGNS.

The sub-divider shall erect a street name sign at each intersection. The location of the signs shall be as designated by the City Engineer (1973 Code, §9-3.1665) (Ord. 770, eff. 3-24-1982).

Other than the two sections cited above, the Auburn Municipal Code is silent on road naming processes and standards. Consequently, staff recommends that the City Council initiate an ordinance amendment to augment Sections 158.236 and 158.237 thereby establishing a process and standards by which street names are assigned. Upon direction by the City Council to commence preparation of a street naming ordinance, staff will prepare a street naming ordinance with the following considerations:

A. Street names may apply to all streets, including arterials, collectors and local streets within the city or may apply to only to arterials and/or collectors:

A hierarchy of streets is proposed for the Baltimore Ravine Specific Plan and exists within the City of Auburn. The street hierarchy includes Arterials, Collectors, and Local Streets as further described below and illustrated in Attachment 4 - City of Auburn General Plan Existing Street System Functional Classification:

- Arterials Major streets providing through service to industrial and commercial areas and between cities (Nevada Street, Auburn Folsom Road, etc.);
- Collectors Streets that collect traffic from local streets within residential areas (Auburn Ravine Road, Dairy Road, Sacramento, etc.);
- Locals Streets whose primary purpose is to provide access to individual properties (Robie Dr, Riverview Drive, Sunrise Ridge Circle, Incline, etc.).

With respect to the Baltimore Ravine Specific Plan, approximately seven (7) collector streets (Streets A through D, Herdal-Werner Connector, etc) are planned to be constructed to serve the Specific Plan area. The collector streets will serve a number of local residential streets when each of the residential neighborhoods are constructed. In addition to the approximately seven (7) collector streets, it is anticipated that twenty (20) to forty (40) local streets would be constructed to serve each of the residential neighborhoods (Attachment 5 – Baltimore Ravine Specific Plan Land Use Map). Accordingly, the street naming ordinance applies only to arterials and collectors, than a list of twenty (20) names should suffice for future street naming. However, if the street naming ordinance applies to all streets (i.e. arterials, collectors and local streets) then the list would have to be expanded to accommodate all future streets; albeit the additional names would not be required for several years.

B. Staff proposes to make the street naming ordinance mandatory to all projects with an option for applicants to propose alternatives.

Staff anticipates that an applicant will generally have little objection to the City's mandatory street name list from which to choose from. However, if an applicant wishes to propose alternatives, staff recommends that the ordinance contain provisions that require City Council approval to deviate from the City's road naming list.

5. <u>Directed staff to communicate with the developer and report back to City Council:</u>

The Community Development Department staff consulted with Stephen L. Des Jardins, the Baltimore Ravine Specific Plan Developer, regarding the City's contemplated mandatory street naming ordinance. Considering that the Baltimore Specific Plan Project is still in the design phase and Mr. Des Jardins has yet to begin marketing the project, Mr. Des Jardins has indicated that he no objection and/or comment at this time.

Analysis

In review of the City's ordinances and regulations, staff recommends that an ordinance amendment be initiated to codify regulations for street naming. Specifically, amendment of Chapter 158 (known and cited as the Subdivision Regulations of the City of Auburn) should be completed to augment Sections 158.236 and 158.237 of the Auburn Municipal Code thereby establishing a process and standards for street naming. Note that although, the Sections are known and cited as the Subdivision Regulation of the City of Auburn, additional provisions will be provided for street naming where a division of property does not occur (i.e. apartments, condominiums, etc.).

The Community Development Department anticipates that the street naming ordinance amendment will take approximately 3-4 months to complete and will entail at least one public hearing at both the Planning Commission (advisory body) and City Council.

The Community Development Department also conducted a brief survey of other jurisdictions' road naming procedures. The conclusions of that survey are attached herewith as **Attachment 6** – (Street Naming Protocol Survey).

Alternatives Available to Council; Implications of Alternatives

- 1. Initiate ordinance amendment. Staff will proceed with ordinance amendment of Chapter 158 to establish standards for street naming; or,
- 2. Provide further direction to staff.

Fiscal Impact

The staff costs incurred by the Community Development Department in the preparation of the draft Road Naming ordinance, in consultation with the City Attorney, have been budgeted.

Additional Information

Please see the following attachments for more details:

ATTACHMENTS –

- 1. Mayor Hanley's City Council Staff Report dated August 13, 2012
- 2. City Council Minutes dated August 13, 2012
- 3. Sections 158.236 and 158.237 of the Auburn Municipal Code
- 4. City of Auburn General Plan Existing Street System Functional Classification
- 5. Baltimore Ravine Specific Plan Land Use Map
- 6. Street Naming Process Survey

EXHIBIT -

A. Resolution No. 13-___ A Resolution Initiating An Ordinance Amendment of Chapter 158 to Establish Standards for Street Names in the City of Auburn





Report to the Auburn City Council

Action Item
ATTACHMENT 1
Agenda Item No.

City Manager's Approval

To: Vice Mayor and Councilmembers

From: Mayor Kevin Hanley

Date: August 13, 2012

Subject: Street Naming Process for Auburn

The Issue

Should the City of Auburn develop a process for naming future streets and should those street names represent prominent people from Auburn's fascinating history?

Conclusion and Recommendation

- 1. Direct the Streetscape History and Arts Advisory Committee (SHAAC) to examine Auburn's history and develop a list of 20 one-word names for new streets that are currently not being used as per the City of Auburn Street Index.
- 2. Direct SHAAC to: (a) develop the list of one-word names based on prominent people who had a very strong connection to Auburn and who made a positive contribution to Auburn; and (b) for each one word name provide a one-sentence description of why the street should be named after that particular person.
- 3. Direct SHAAC to provide the City Council with all 20 potential street names and their top 10 recommended street names that should be used for new street names in the Baltimore Ravine project and other future in-fill projects.
- 4. Direct the Mayor to ask the Auburn Journal if they would want to conduct a reader election to determine, based on SHAAC's list of 20 street names, the top 10 names for future streets in Auburn.
- 5. Direct staff to review current city ordinances and return with any recommendations.

Background

Current City of Auburn practice, like most cities, is to allow the developer to name new streets as the development is completed. But if the out-of-town developer is not familiar with Auburn's rich history, this policy can result in boring and generic names like "Birch

Avenue" or faddish names, say representing a Tuscan theme, that has nothing to do with Auburn's fascinating history.

I don't want this to happen when Baltimore Ravine is developed and new streets are named. When Baltimore Ravine is developed there will be 6 to 8 new streets that will need a name. I believe that the city and Auburn residents should select the names of all future streets in Auburn. The City Council should set up a process of providing at least 10 available names for all new streets in the Baltimore Ravine project and other in-fill projects. I believe that the name of each new street should be after a prominent person with a strong connection to Auburn and who made a positive contribution to our town.

In the past, in some of our older neighborhoods, Auburn has recognized people who made significant contributions to our history by honoring them with a street name. For instance, we have streets with the following names: Birdsall, Blocker, Chamberlain, Robie, Poet Smith, Mikkelson, and Walsh. The City Council recently approved the naming of a street after WWII fighter ace, Bud Anderson.

But there are quite a few prominent people in Auburn's history who do not have streets named after them. For instance, a new street could be named after Claude Chana, who discovered gold in the Auburn Ravine in May 1848, Jean Baptiste Charbonneau, Auburn's connection to the famous Lewis and Clark Expedition, or Stacy Draglia, the Olympic Gold Medalist in the pole vault in 2000. In developing potential names for tiles in Central Square, the Streetscape History and Arts Advisory Committee (SHAAC) has already developed lists of names of prominent residents of Auburn that could be used for street naming purposes.

I propose the following process. First, the City Council should direct the SHAAC to examine Auburn's history and develop a list of 20 one-word names for streets that are currently not being used as per the City of Auburn Street Index. Second, SHAAC should propose to the City Council the top 10 names that should be used for street names in the Baltimore Ravine project and other in-fill projects. Each one-word name of the street should be accompanied by a one-sentence description of why the street should be named after that particular person. Attachment A includes my list of 10 potential street names for SHAAC's consideration.

The City Council should consider involving Auburn area residents to participate in the street naming process. The second part of this process would be to ask the Auburn Journal if they want to involve their readers in selecting the top 10 street names. The City

Council could submit the top 20 street names create by the SHAAC to the Auburn Journal for them to publish a paper and/or web-based ballot. The ballot would have the one-word name of the street and the one-sentence explanation of why that person deserves to have a new street named after him or her. Like the "Best of the Best" contest, the Auburn Journal could run this election and let the city know the results of the top 10 names. The city could honor the election results of how many votes each of the 20 proposed street names received. This "election" could generate an interesting discussion about Auburn's history. If the Auburn Journal does not want to participate, the City Council could decide the top 10 future street names after receiving input from SHAAC and the public.

Alternatives Available to Council; Implications of Alternatives

Allow the developer of the Baltimore Ravine project designate all the street names.

Fiscal Impact

Absorbable costs by SHAAC.

Attachment A - Mayor Hanley's 10 Potential Street Names.

Name a Street Ballot

(Listed in alphabetical order)

Street Name Justification for the Street Name

Beecher Auburn resident Mark Beecher, also known as "Klondike Ike,"

established the Auburn Community Foundation and the "Beecher

Room" at the Auburn Library in 1973.

Chana Claude Chana was a French immigrant who discovered gold in the

Auburn Ravine on May 16, 1848.

Charbonneau Jean Baptiste Charbonneau, son of Sacajawea and Toussaint

> Charbonneau was the youngest member of the Lewis Clark Expedition; the only infant depicted on an American coin and

worked in Auburn (1848-1866).

Crutcher William Crutcher was the Deputy Sheriff in the famous shootout

that ended the infamous career of Rattlesnake Dick.

Draglia Stacy Draglia, an Auburn native, became the first to win an

Olympic Gold Medal in women's pole vaulting in 2000.

Eulalie Auburn resident Mary Fay "Eulalie" Shannon was California's

first woman poet.

Gordon Selma Gordon was the first woman Mayor of Auburn and helped

organized the city-county library merger.

Holladay Samuel Holladay (1822-1914), Auburn's first judge or Alcade,

takes credit for naming Auburn in August 1849 after hearing

William Gwynn's recitation of the poem "Sweet Auburn."

Lardner William Lardner was a City & District Attorney, state legislator,

and he helped build the opera house, library and lumber mill.

McCann Vernon McCann was the business manager of the Auburn Journal

and vigorous supporter of the community and the inspiration for

the annual "McCann Award."

CITY COUNCIL MINUTES August 13, 2012 REGULAR SESSION

The Regular Session of the Auburn City Council was held in the Council Chambers, City Hall, 1225 Lincoln Way, Auburn, California on Monday, August 13, 2012 at 6:00 p.m. with Mayor Hanley presiding and City Clerk Joseph G.R. Labrie recording the minutes.

CALL TO ORDER

ROLL CALL:

Council Members Present:

Keith Nesbitt, J. M. "Mike" Holmes,

William W. Kirby, Bridget Powers, Kevin

Hanley

Council Members Absent:

None

Staff Members Present: City Manager Robert Richardson, City Attorney Michael Colantuono, Community Development Director Will Wong, Fire Chief Mark D'Ambrogi, Public Works Director Bernie Schroeder, Transit Analyst Megan Siren, Associate Planner Lance Lowe, Administrative Services Director Andy Heath and Police Chief John Ruffcorn.

By **MOTION** adjourn to a Closed Session under Government Code Section 54957.6

MOTION: Nesbitt/ Powers/ unanimously approved by voice

1. Conference with Labor Negotiators:

(G.C. 54957.6)

Agency Designated Representatives: Robert Richardson, Patrick Clark

Employee Group: Auburn Police Officers Association

REPORT OUT OF CLOSED SESSION

No reportable action.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

The agenda was approved as presented by consensus of the Council.

Council Member Powers asked about mid-year budget adjustments and identified projects.

Council Member Holmes asked for further information regarding Streetscape future phases, the LED Light Conversion project funding, the Sewer Collection System, and the Palm Avenue Safe Routes to School project.

City Manager Robert Richardson said he will be providing the Council more details in regards to financing before the CIP is finalized.

Mayor Hanley asked for a Brewery Lane Parking Lot status update. Council Member Holmes said after negative feedback during a public hearing, it was decide not to move forward with the proposed parking plan.

City Manager Robert Richardson also provided an update on the Brewery Lane parking lot project.

Mayor Hanley said he would like to see the Brewery Lane project on the CIP, even if unfunded. He spoke of the helpful layout of the CIP. He said the street overlay program should be looked at to confirm it has adequate funding.

Richard Sanborn, resident of Auburn, asked if Brewery Lane is listed on the street overlay project. He said he is concerned with the current condition of the road. He continued to address issues with Brewery Lane.

Bernie Schroeder addressed his question and indicted where it is located in the plan.

10. Street Naming Process for Auburn

Mayor Hanley introduced this item. He said currently a developer is allowed to name new city streets. He said he would like to see the history of Auburn honored through the SHAAC committee and develop a list of potential street names for future use (specifically in the Baltimore Ravine project). He said he would like this process to include the public's participation through the Auburn Journal.

Council Member conversations followed regarding whether the list of street names would be mandatory or up to the developer's discretion. Council Member Powers said she has concerns about forcing the developer to use city issued street names. Council Member Kirby said he disagrees and feels the community should have a say in the local street names.

Council Member Holmes asked for clarification on the details of the list and SHAAC's involvement. He spoke of other housing developments in Auburn and how those street names were determined.

Mayor Hanley said he would like to see SHAAC come up with 20 potential street names. He said the SHAAC has studied the history of Auburn and includes the City Historian. He said he would like the list of 20 names, in front of City Council to determine the final top ten list.

Council Member Nesbitt said he agrees that this is an appropriate task for the SHAAC committee.

Michael Otten, resident of Auburn, spoke in favor of the idea. He said the Post Office should be contacted to confirm the street names do not already exist. He suggested street names for the Baltimore Ravine area based on the history of that area. He spoke in opposition of making it a "popularity contest" through the local newspaper.

Richard Sanborn, resident of Auburn, said some existing street names are confusing. He said the names should be reviewed. He said all city thoroughfares should be named.

Mayor Hanley said a city street index should be used to confirm the street names do not already exist. He said he feels it is the consensus of the Council to not send this as a "voting" item to be published in the Auburn Journal.

Council Member Powers said she is not opposed to the concept of naming streets after great people of the community, but is concerned they are all one-word names. She said this will affect the Baltimore Ravine project and the developer should be contacted prior. She asked if other communities have done this in the past.

Council Member Kirby said this is a great idea, and work in progress. He said he supports street names that are not limited to just people, but possible historic places appropriate for that area.

Council Member Nesbitt said he supports the idea and also feels the names should not be limited to "one-word". He feels a discussion can be had with the developer to come to an agreement on street names.

Council Member Holmes said he would like to see criteria to say "no living person" would be included in the possible street name list.

By **MOTION**:

- Direct the Streetscape History and Arts Advisory Committee (SHAAC) to examine Auburn's history and develop a list of 20 names for new streets that are currently not being used as per the City of Auburn Street Index.
- 2. Direct SHAAC to: (a) develop the list based on prominent people/ places that had a very strong connection to Auburn and that made a positive contribution to Auburn; and (b) for each name/place provide a one-sentence description of why the street should be named after that particular person/place (criteria: no living person shall be nominated)
- Direct SHAAC to provide the City Council with all 20 potential street names and their top 10 recommended street names that should be used for new street names in the Baltimore Ravine project and other future in-fill projects.
- 4. Direct staff to review current city ordinances and return with any recommendations.
- 5. Direct staff to communicate with the developer and report back to City Council.

MOTION: Hanley/ Kirby/ Approved 5:0

REPORTS

11. <u>City Council Committee Reports</u>

Council Member Nesbitt reported on the SHAAC committee and their work on engraving tiles in Central Square and their discussion on the future for the third interpretative sign possibly holding a "walking map".

Council Member Holmes said for the past three weekends, the Placer Community Theater has presented the Nine-to-Five musical benefitting Auburn Cancer Endowment Fund. He reported on the "Walking Tour" map being put together by the City Historian. He reported the Placer County Air Pollution District budget was approved this last week and says he hopes we will be applying for more "Clean Air Grants". He reported that the Executive Director of the California Air Resources Board gave a presentation on AB 32 regarding reducing greenhouse gases.

Council Member Powers reported on the Economic Development Commission marketing campaign to bring businesses into Auburn.

City Manager Robert Richardson also spoke about the EDC Campaign.
He said the first release was to 1,700 manufacturing CEO's and the

Subdivisions

§ 158.234 PRIVATE STREETS.

Private streets, alleys or ways shall not be permitted unless approved by the Advisory Agency and/or the Council, and then only under conditions which guarantee the construction and continued maintenance thereof.

(1973 Code, § 9-3.1655) (Ord. 770, eff. 3-24-1982)

§ 158.235 EFFECT OF STREET LAYOUT ON ADJOINING PROPERTY.

The street layout shall be designed to provide for the future street design of property adjoining the subdivision.

(1973 Code, § 9-3.1660) (Ord. 770, eff. 3-24-1982)

§ 158.236 STREET NAMES.

Proposed street names shall not duplicate, nor too closely approximate phonetically, the name of any street in the city or the adjacent area. When streets are continuations of existing streets, the existing names shall be used. Names shall be coordinated with the United States Post Office.

(1973 Code, § 9-3.1665) (Ord. 770, eff. 3-24-1982)

§ 158.237 STREET NAME SIGNS.

The subdivider shall erect a street name sign at each intersection. The location of the signs shall be as designated by the City Engineer.

(1973 Code, § 9-3.1670) (Ord. 770, eff. 3-24-1982)

§ 158.238 TRAFFIC SIGNS.

The subdivider shall install regulatory signs as required by the City Engineer.

(1973 Code, § 9-3.1675) (Ord. 770, eff. 3-24-1982)

§ 158.239 MAILBOXES.

Mailboxes shall be located at such locations as required by the City Engineer and the United States Post Office.

(1973 Code, § 9-3.1680) (Ord. 770, eff. 3-24-1982)

§ 158.240 TREES.

Construction activities around trees shall comply with the provisions of the Tree Preservation Ordinance (Chapter 161).

(1973 Code, § 9-3.1685) (Ord. 770, eff. 3-24-1982)

WATER SUPPLY AND FIRE PROTECTION

§ 158.250 WATER SUPPLY SYSTEM.

The water supply system shall be constructed in accordance with the standard specifications of the Placer County Water Agency. Water mains shall be not less than 6 inches in diameter when installed as part of an approved "looped system" or a minimum of 8 inches if installed as an approved "dead end line," unless otherwise specified by the City Engineer. (1973 Code, § 9-3.1710) (Ord. 770, eff. 3-24-1982)

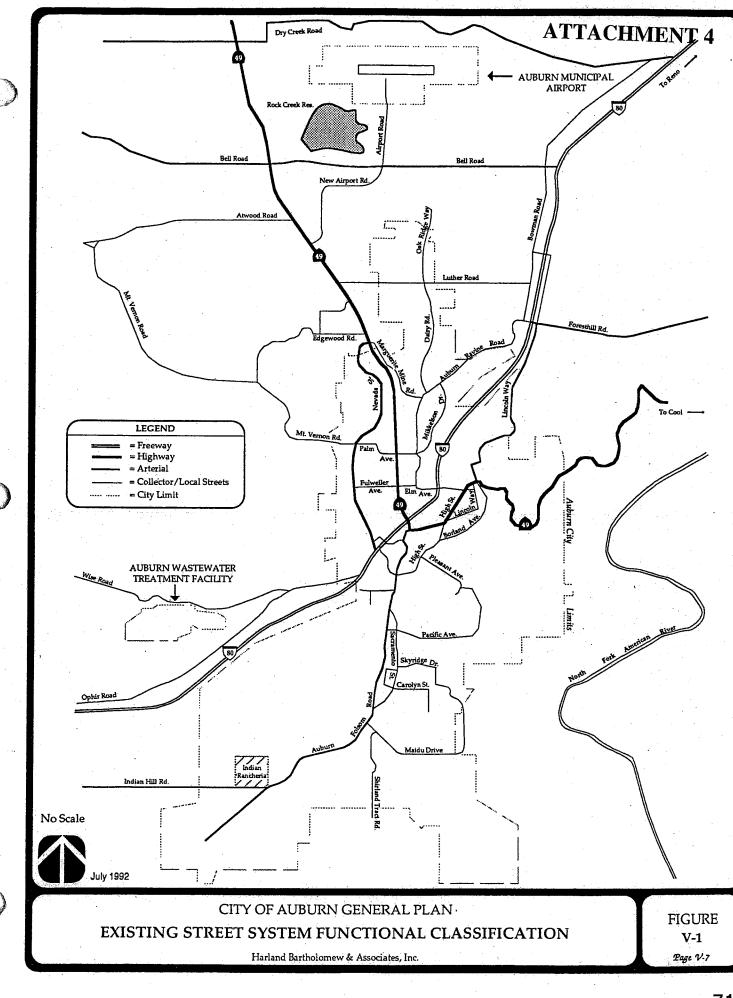
§ 158.251 FIRE HYDRANTS.

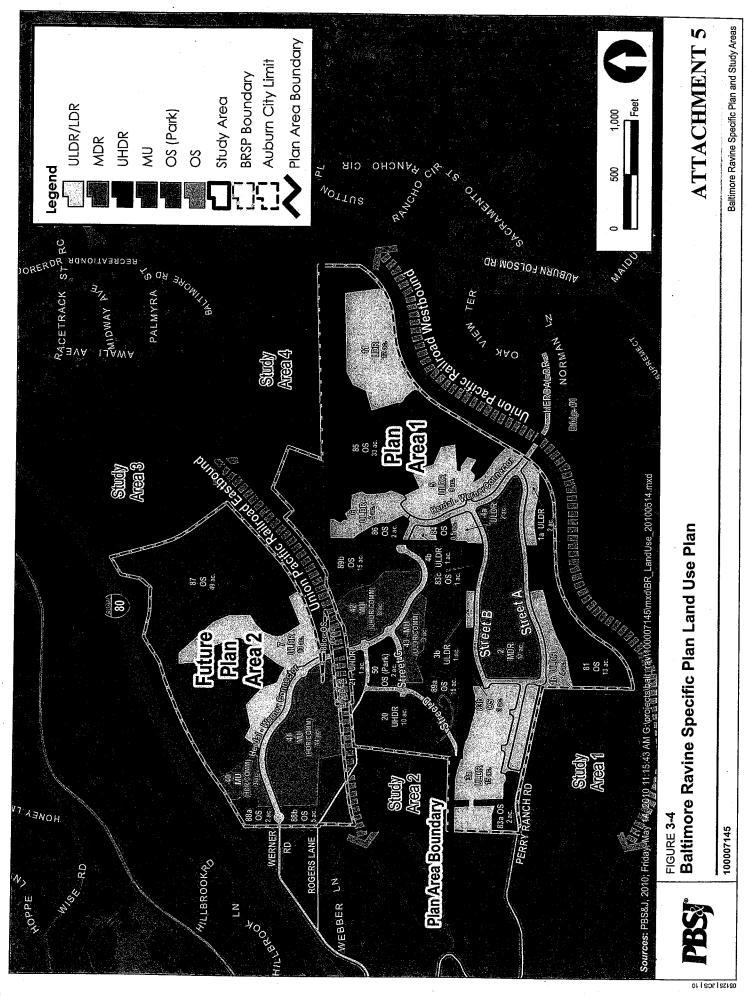
Fire hydrants shall be installed of a type and at locations as shown on the plans as approved by the Fire Chief and the City Engineer.

(1973 Code, § 9-3.1715) (Ord. 770, eff. 3-24-1982)

§ 158.252 WATER SERVICES.

In any subdivision in which water mains and street improvements have been or are to be installed, the subdivider, before paving or otherwise completing the surface of the streets, shall install water service, excluding the water meter, to the back of the curb for





STREET NAMING PROTOCOLS

Cities	Public Road	Private Road	Changing Street Name
Auburn	Streets named with approval of subdivision map.		Council approval.
Folsom	Streets named with approval of subdivision map per naming policies maintained by CDD.		
Grass Valley	Streets named with approval of subdivision map.	Property owner petition with Council approval.	Property owner petition with Council approval.
Lincoln	Major streets and collector streets –		Review & recommendation by
	review & recommendation by Theme and Naming Committee;		Theme and Naming Committee; approval by City Council
	approval by City Council		
Nevada City	Streets named with approval of subdivision map.		
Rocklin	Streets named with approval of	9	
	subdivision map.		
Roseville	Streets named with approval of subdivision map. Names may have		
	relationship to one another and may		
	be named after a historical figure.	70000000	
Truckee	Streets named with approval of		
Counties	Subdivision map.		
Diese	O441 ::1		
riacei	subdivision map. Historically significant names acceptable.	Inaming and Ke-naming - Property owner petition with approval by Public Works. Historically	Fublic road - Property owner petition with Planning Commission review and Board approval.
		significant names acceptable.	Historically significant names acceptable.
Nevada	Streets named with approval of subdivision map.	Planning Department approval.	Public road – Planning Commission approval; private road – Planning
			Department approval.
El Dorado	Streets named with approval of subdivision map. Historically significant names acceptable.	Property owner petition with approval by Surveyor's Office.	Property owner petition with approval by Surveyor's Office.

EXHIBITS



EXHIBIT A

1	CITY COUNCIL RESOLUTION NO. 13
2	
3	A RESOLUTION INTIATING AN ORDINANCE AMENDMENT OF CHAPTER 158 TO
4	ESTABLISH STANDARDS FOR STREET NAMES IN THE CITY OF AUBURN
5	
6	THE CITY COUNCIL OF THE CITY OF AUBURN DOES HEREBY RESOLVE:
7	That the City Council of the City of Auburn does hereby direct City Staff
8	to initiate an ordinance amendment of Chapter 158 to establish standards for
9	street names in the City of Auburn.
10	
11	
12	DATED: January 28, 2013
13	
14	Kevin Hanley, Mayor
15	ATTEST:
16	
17	Stephanie L. Snyder, City Clerk
18	
19	I, Stephanie L. Snyder, City Clerk of the City of Auburn, hereby certify
20	that the foregoing resolution was duly passed at a regular meeting of the City
21	of Auburn held on the 28 th day of January 2013 by the following vote on roll call:
22	
23	Ayes: Noes:
24	Absent:
25	Stephanie L. Snyder, City Clerk
26	, , , ===, ====
27	

(Page intentionally blank)